

When recorded return to:
Robin A. Watson and Sharon H. Watson
4931 Portalis Way
Anacortes, WA 98221

Recorded at the request of:
Guardian Northwest Title
File Number: A107706C



201509250040

Skagit County Auditor \$74.00
9/25/2015 Page 1 of 3 10:30AM

Statutory Warranty Deed

THE GRANTOR Portalis Limited Liability Co., a Washington Limited Liability Company for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to **Robin A. Watson and Sharon H. Watson, husband and wife** the following described real estate, situated in the County of Skagit, State of Washington.

Abbreviated Legal:

Unit 4931, Portalis West Condo

Ptn. of

Tax Parcel Number(s): **P122190, 350122-0-020-3500**

Unit 4931, "PORTALIS WEST CONDOMINIUM", according to the Declaration thereof, recorded on February 21, 2014, as Auditor's File No. 201402210119, and any amendments thereto, records of Skagit County, Washington.

This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey, as per Exhibit "A" attached hereto

Dated 9/21/2015

Portalis Limited Liability Co.

By: Allan D. Schroeder, Managing Member

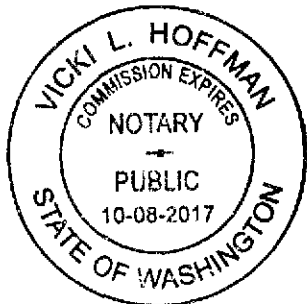
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2015 3894
SEP 25 2015

Amount Paid \$ 8460.⁰⁰
Skagit Co. Treasurer
By mm Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Allan D. Schroeder is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it as the Managing Member of Portalis Limited Liability Co., to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 9-23-15



Vicki L. Hoffman

Notary Public in and for the State of Washington

Residing at Coupeville, Washington

My appointment expires: 10/08/2017

EXHIBIT A

EXCEPTIONS:

A. EASEMENT AND PROVISIONS THEREIN:

Grantee: Puget Sound Energy, Inc.
Dated: July 8, 2003
Recorded: July 15, 2003
Auditor's No.: 200307150202
Purpose: "...utility systems for purposes of transmission, distribution and sale of gas and electricity..."
Area Affected: A strip of land ten (10) feet in width with five (5) feet on each side of the centerline of grantee's facilities as now constructed

B. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Comcast of Washington IV, Inc., its successors and assigns
Dated: June 23, 2004
Recorded: September 29, 2004
Auditor's No.: 200409290021
Purpose: "...Right-of-way to construct, use, maintain, operate, alter, add to, repair, replace, reconstruct, inspect and remove at any time and from time to time a broadband communications system..."
Area Affected: Subject property

C. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name: Short Plat No. ANA 04-005
Recorded: November 3, 2004
Auditor's No.: 200411030031

D. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name: Portalis Townhouses Condominium
Recorded: December 16, 2005
Auditor's No.: 200512160095

Said instrument was modified by instrument recorded July 25, 2007, under Auditor's File No. 200707250074.

E. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name: Record of Survey
Recorded: January 11, 2007
Auditor's No.: 200701110083

F. Terms, provisions, covenants, conditions, definitions, options, obligations and restrictions contained in the Condominium Declaration and as may be contained in the bylaws adopted pursuant to said Declaration.

Recorded: December 16, 2005
Auditor's File No.: 200512160096

Said instrument was modified by instrument recorded July 25, 2007, under Auditor's File No. 200707250080.

G. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name: Portalis West Condominium
Recorded: February 21, 2014
Auditor's No.: 201402210119

Said instrument was modified by instrument recorded September 18, 2015, under Auditor's File No. 201509180116.

H. Terms, provisions, covenants, conditions, definitions, options, obligations and restrictions contained in the Condominium Declaration and as may be contained in the bylaws adopted pursuant to said Declaration.

Recorded: February 21, 2014
Auditor's File No.: 201402210120

Said instrument was modified by instrument recorded September 18, 2015, under Auditor's File No. 201509180117.